

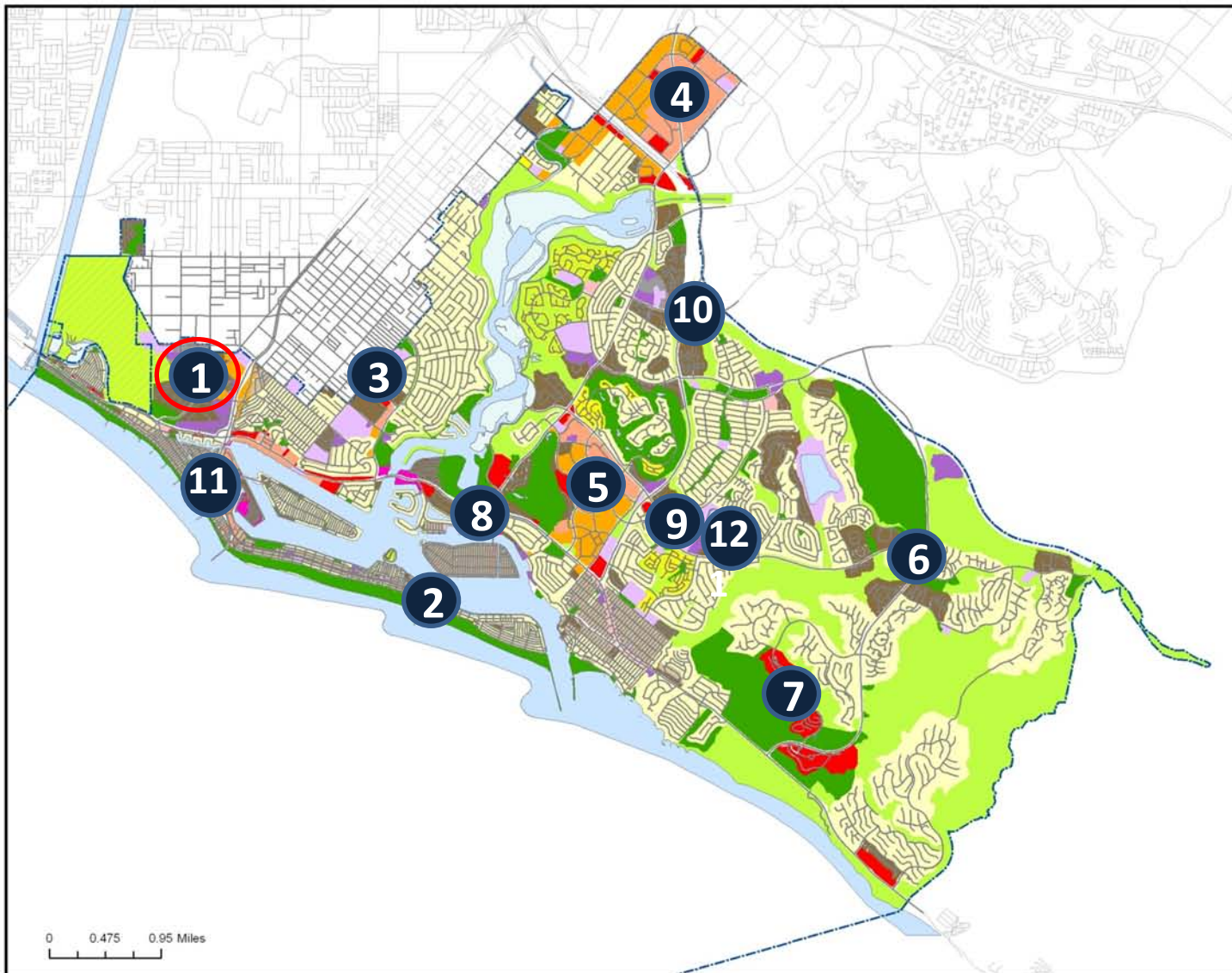
# Land Use Element Amendment

Advisory Committee Meeting 3

August 20, 2013

# Agenda

- Call Meeting to Order
- Preliminary Traffic Findings of Potential Land Use Changes
- Other Area Updates
  - Lido Village
  - Mariners' Mile
  - Harbor Day School
  - Buena Vista Open Space Designation
  - Airport Area
  - Other
- Next Steps
- Public Comments on Non-Agenda Items
- Adjournment to September 3, 2013, 3:30 pm



# CITY OF NEWPORT BEACH GENERAL PLAN

## Figure LU1 GENERAL PLAN OVERVIEW MAP

### Residential Neighborhoods

- RS-D Single-Unit Residential Detached
- RS-A Single-Unit Residential Attached
- RT Two-Unit Residential
- RM Multiple Unit Residential
- RM-AD Multiple-Unit Residential Detached
- RM-OS Multiple-Unit Residential / Open Space

### Commercial Districts and Corridors

- CH Neighborhood Commercial
- CC Corridor Commercial
- GC General Commercial
- VSC Visitor Serving Commercial
- RCM Recreational and Marine Commercial
- REG Regional Commercial

### Commercial Office Districts

- CO-G General Commercial Office
- CO-M Medical Commercial Office
- CO-R Regional Commercial Office

### Industrial Districts

- IG Industrial

### Airport Supporting Districts

- AO Airport Office and Supporting Uses

### Mixed-Use Districts

- MU-V Mixed Use Vertical
- MU-H Mixed Use Horizontal
- MU-W Mixed Use Water Related

### Public, Semi-Public and Institutional

- PF Public Facilities
- PI Private Institutions
- PR Parks and Recreation
- OS Open Space
- OS/RV Open Space / Residential Village (Residential uses, if not acquired as permanent open space)
- TS Tidelands and Submerged Lands

- City of Newport Beach Boundary
- Statistical Area Boundary



EIP

# Preliminary Traffic Findings Update

Location (# see map)	Existing Use	Existing Land Use Category	Recommended Amendment	ADT Change
(1) 1526 Placentia Ave.	King's Liquor	RM18 DU/Acre (6 DU's)	CG 0.5 FAR (7,524 sq ft)	+251
(1) 1499 Monrovia	Vacant office building – City Owned	Multiple-Unit Residential 18 DU/Acre (RM)	Public Facilities (PF) or RM 18 DU/Acre	+294
(2) 813 E. Balboa Blvd.	Day Spa/Legere Property	Two-Unit Residential (RT) 2- Units	Mixed Use-Vertical (MU-V) 2 units 1,917 sq ft commercial	+65
(3) Westcliff Plaza 1000 - 1150 Irvine Avenue	Shopping center	Neighborhood Commercial (CN) Allowed Floor Area: 138,500 sq ft. Existing Floor Area: 112,986 sq ft.	Reduction: 15,514 sq ft.	-593
(4) Airport Area	Various Uses	Total DU's allowed: 2,200 Additive: 500 Replacement: 1,650	Consider increasing number of replacement DU's	Zero
(5) Newport Center/ Fashion Island	Regional shopping center and offices		Increases: Regional Office: 500,000 sq ft. Regional Commercial (Fashion Island): 50,000 sq ft. Multi-Family Dwellings (Apartments): 500	+9,129
(6) Newport Coast Center 21101 - 21185 Newport Coast Drive	Shopping center	Neighborhood Commercial (CN) Allowed Floor Area: 141,787 sq ft. Existing Floor Area: 103,712 sq ft.	Reduction: 37,875 sq ft.	-1,448
(7) Newport Coast Hotel Rooms		Visitor Serving Commercial (CV) Allowed Rooms: 2150 Existing Rooms: 1128	Reduction: 1022 Rooms	-7,747

# Preliminary Traffic Findings Update

Location (# see map)	Existing Use	Existing Land Use Category	Recommended Amendment	ADT Change
(8) Bayside Center	Shopping Center	Neighborhood Commercial (CN) Allowed Floor Area: 66,000 sq ft. Existing Floor Area: 65,284 sq ft.	Reduction: 366 sq. ft.	-14
(9) Harbor View Center	Shopping Center	Neighborhood Commercial (CN) Allowed Floor Area: 74,000 sq ft. Existing Floor Area: 71,993 sq ft.	Reduction: 1,857 sq. ft.	-71
(10) The Bluffs	Shopping Center	General Commercial (CG) Allowed Floor Area: 54,000 sq ft. Existing Floor Area: 50,312 sq ft.	Reduction: 3,538 sq. ft.	-135
(11) Gateway Park	Park	Corridor Commercial Allowed Floor Area: 4,356 sqft. Existing Floor Area: 0	Parks and Recreation (PR)	-167
(12) Harbor Day School	Private School	Private Institutional (.35) Allowed Floor Area: 99,708	Increase of 14,244 sq ft.	TBD
Net ADT Change				Reduction of 436 ADT

ADT = Average Daily Trips

# Other Area Updates

- Recommended Action: Identify Additional Land Use Changes, as appropriate.

### West Newport Blvd. Commercial

Commercial Corridor (CC) .5

Allowed Floor Area: 23,086 sq ft.

Existing Floor Area: 38,500 sq ft. (approx.)

### Lido Marina Village

Mixed Use Water Related 2: .5 FAR for Commercial only Development

Allowed Floor Area (Commercial Only): 109,989 sq ft.

Existing Floor Area: 225,500 sq ft. (approx.)

### Via Lido Plaza

General Commercial (CG) .5

Allowed Floor Area: 104,761sq ft.

Existing Floor Area: 101,856 sq ft. (approx.)

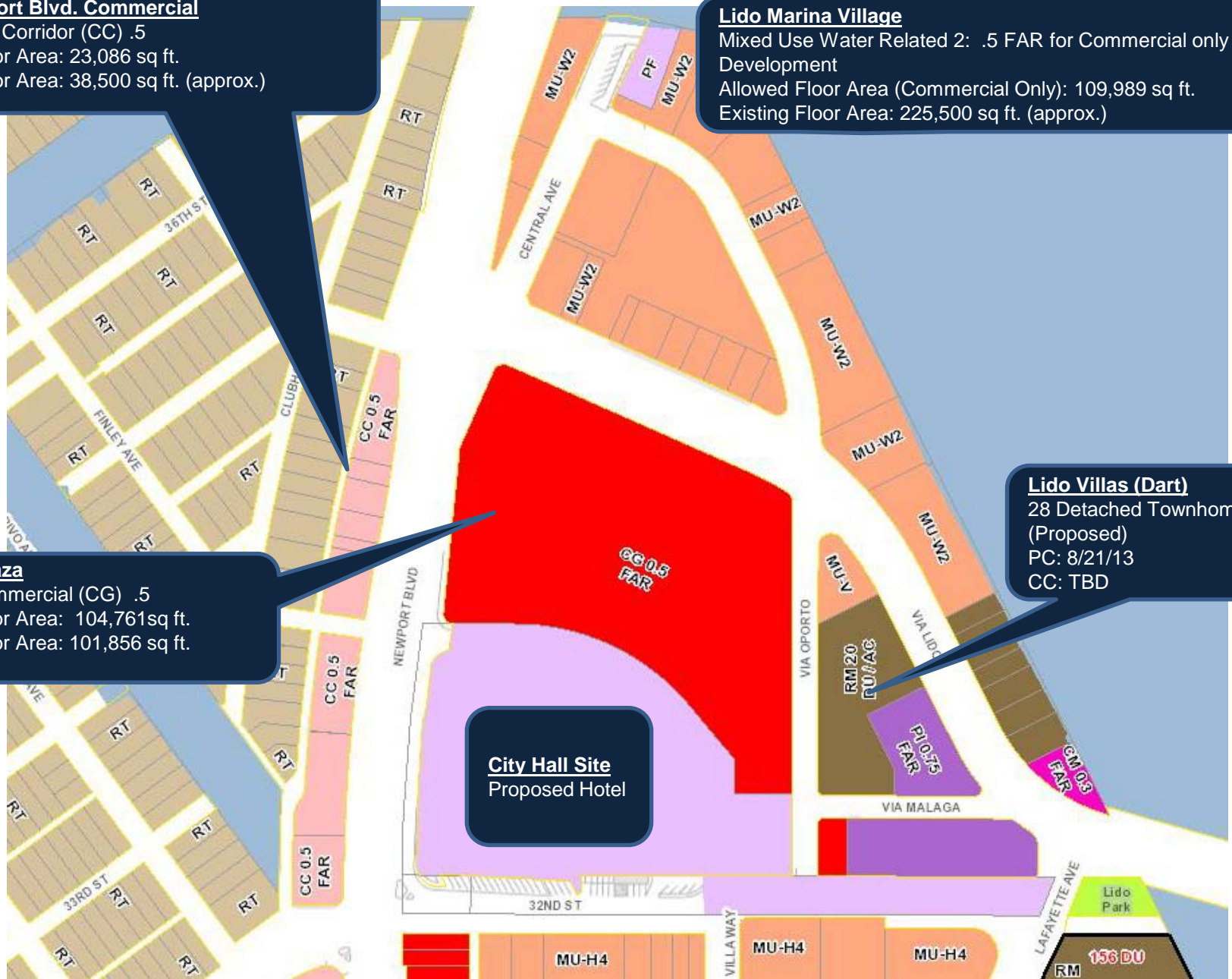
### Lido Villas (Dart)

28 Detached Townhomes (Proposed)

PC: 8/21/13

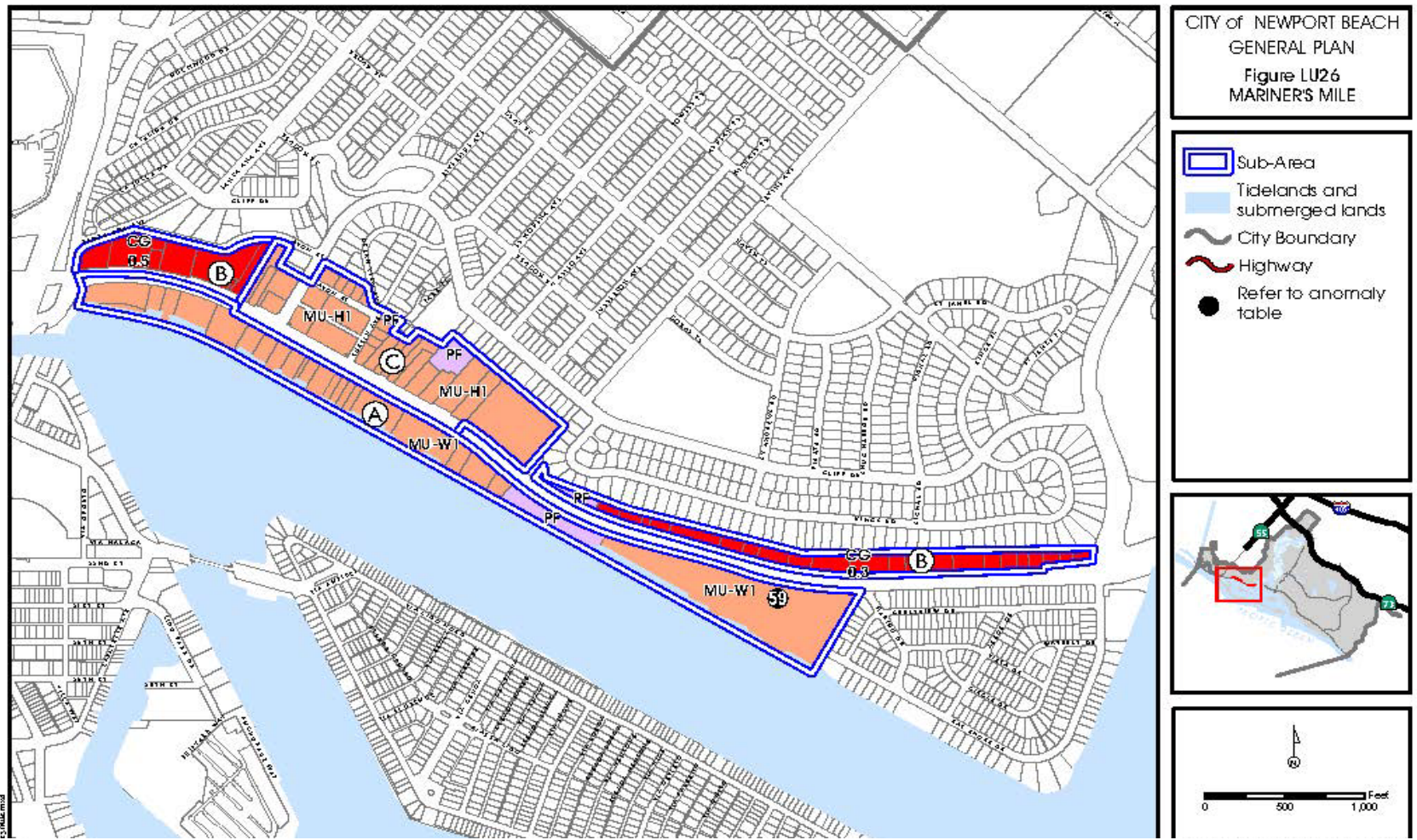
CC: TBD

City Hall Site  
Proposed Hotel





**प्रमाणपत्र**





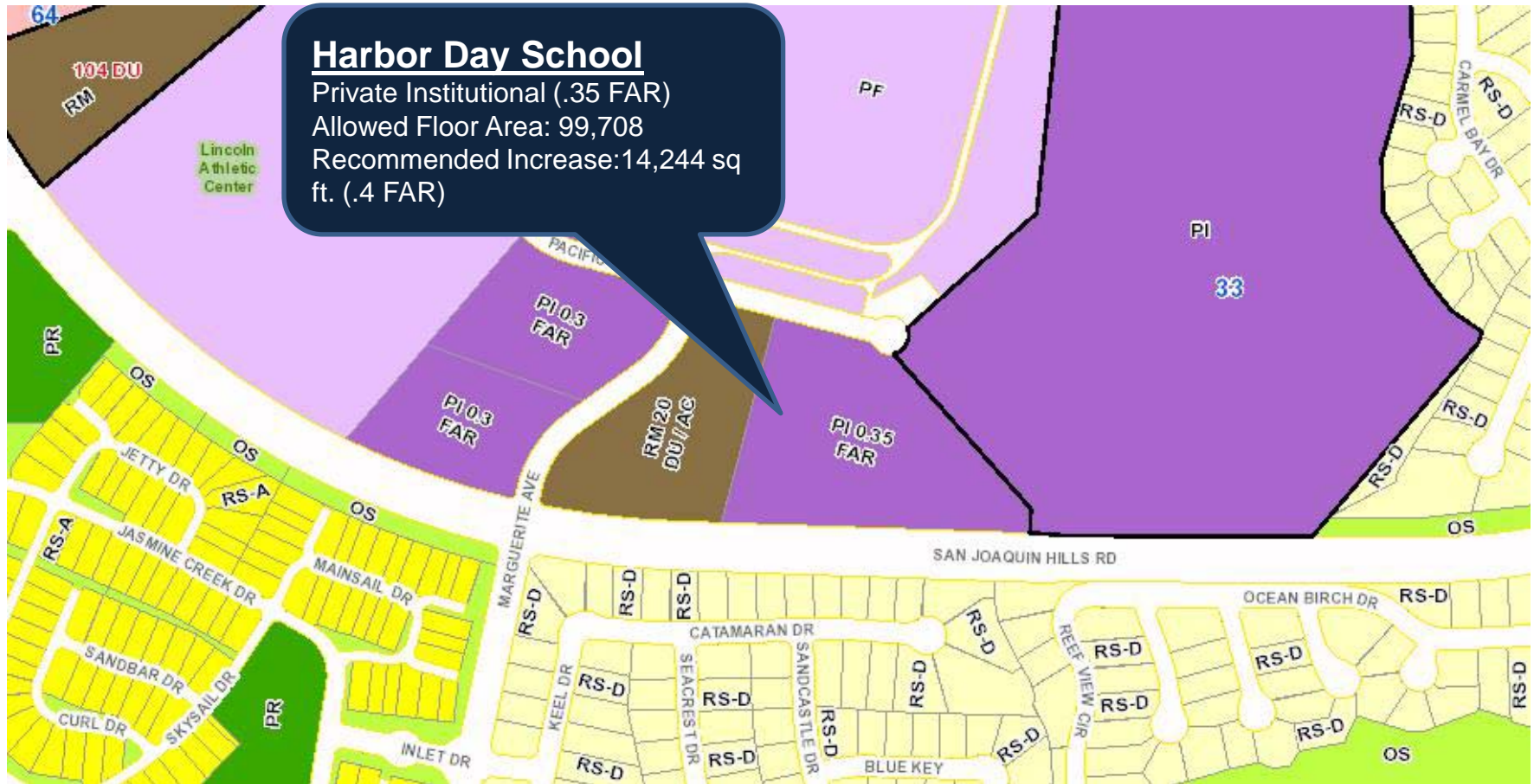
# Harbor Day School

## Harbor Day School

Private Institutional (.35 FAR)

Allowed Floor Area: 99,708

Recommended Increase: 14,244 sq  
ft. (.4 FAR)



# Buena Vista Open Space



# Other Area Updates

- Airport Area

# Other Area Updates

- Other

# Next Steps



# Public Comments

# Adjournment

- Next Meeting: September 3, 2013, 3:30 pm



### 1499 Monrovia

Office Building (Vacant – City Owned)

Existing GP: Multiple-Unit Residential 18 DU/Acre (RM)

Recommended GP: Public Facilities (PF) or RM 18 DU/Acre

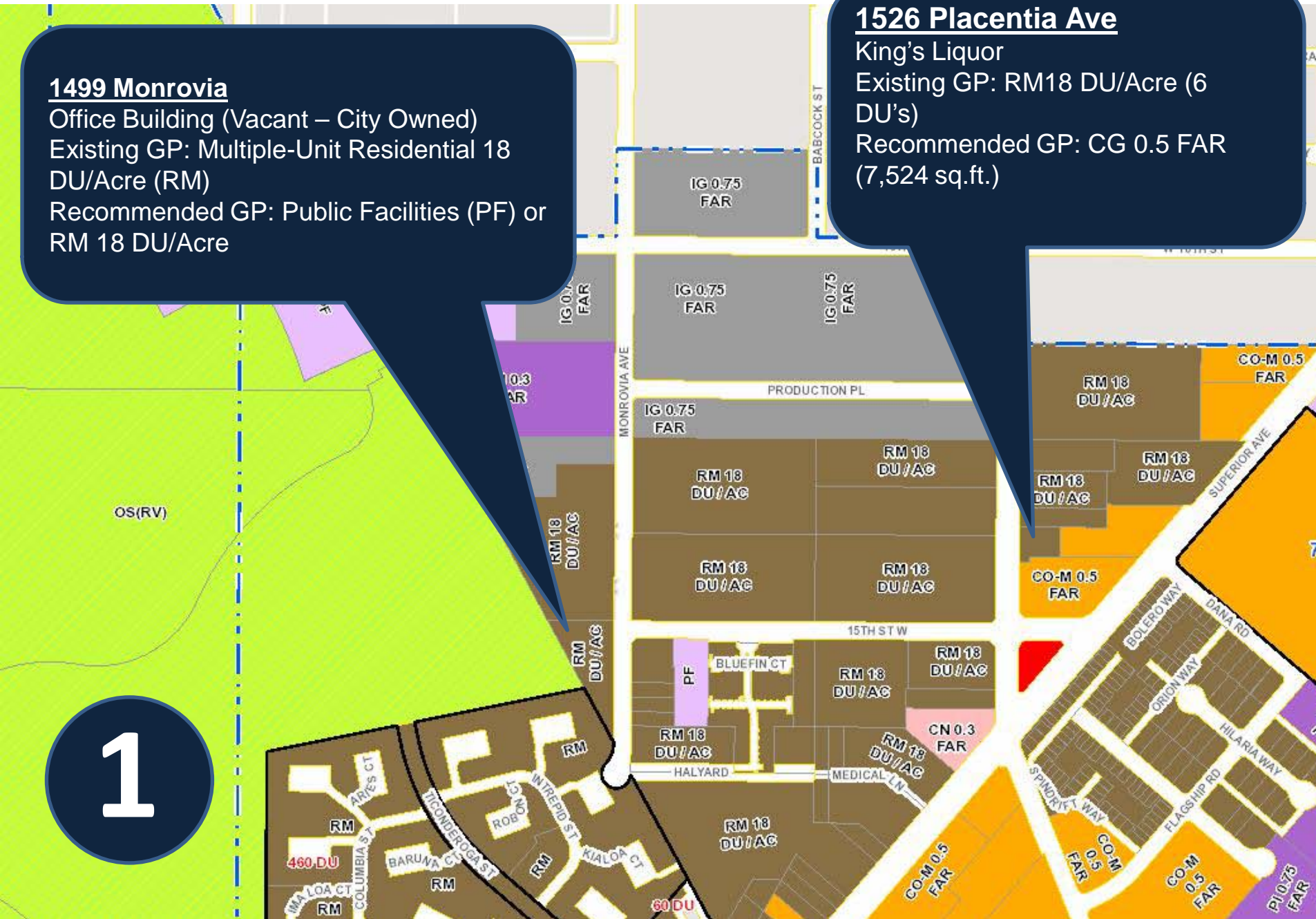
### 1526 Placentia Ave

King's Liquor

Existing GP: RM18 DU/Acre (6 DU's)

Recommended GP: CG 0.5 FAR (7,524 sq.ft.)

1





2

**813 East Balboa Blvd**

Day Spa/Legere Property

Existing GP: Two-Unit Residential (RT)

Recommended GP: MU-V





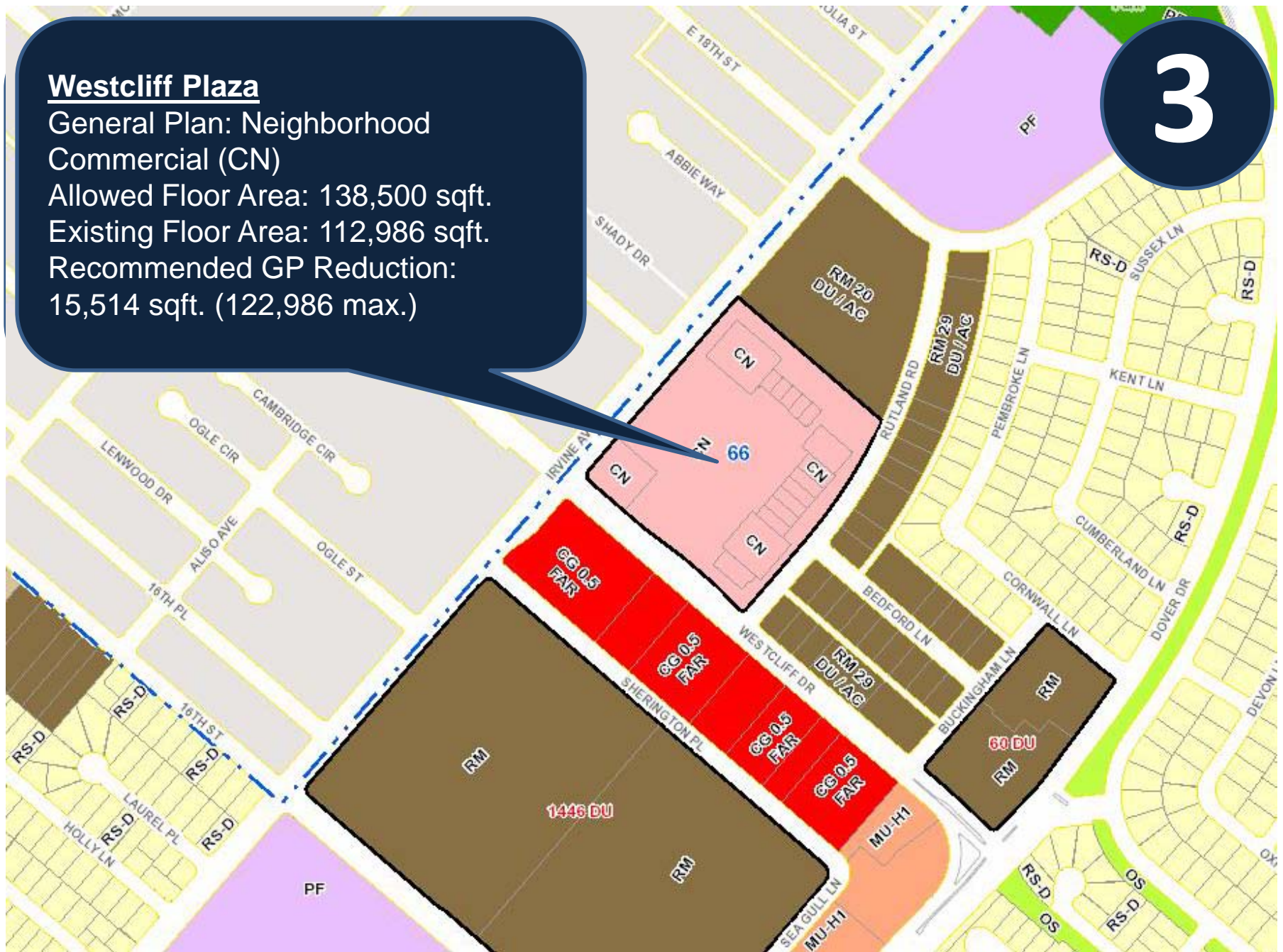
## Westcliff Plaza

General Plan: Neighborhood  
Commercial (CN)

Allowed Floor Area: 138,500 sqft.

Existing Floor Area: 112,986 sqft.

Recommended GP Reduction:  
15,514 sqft. (122,986 max.)



## Airport Area

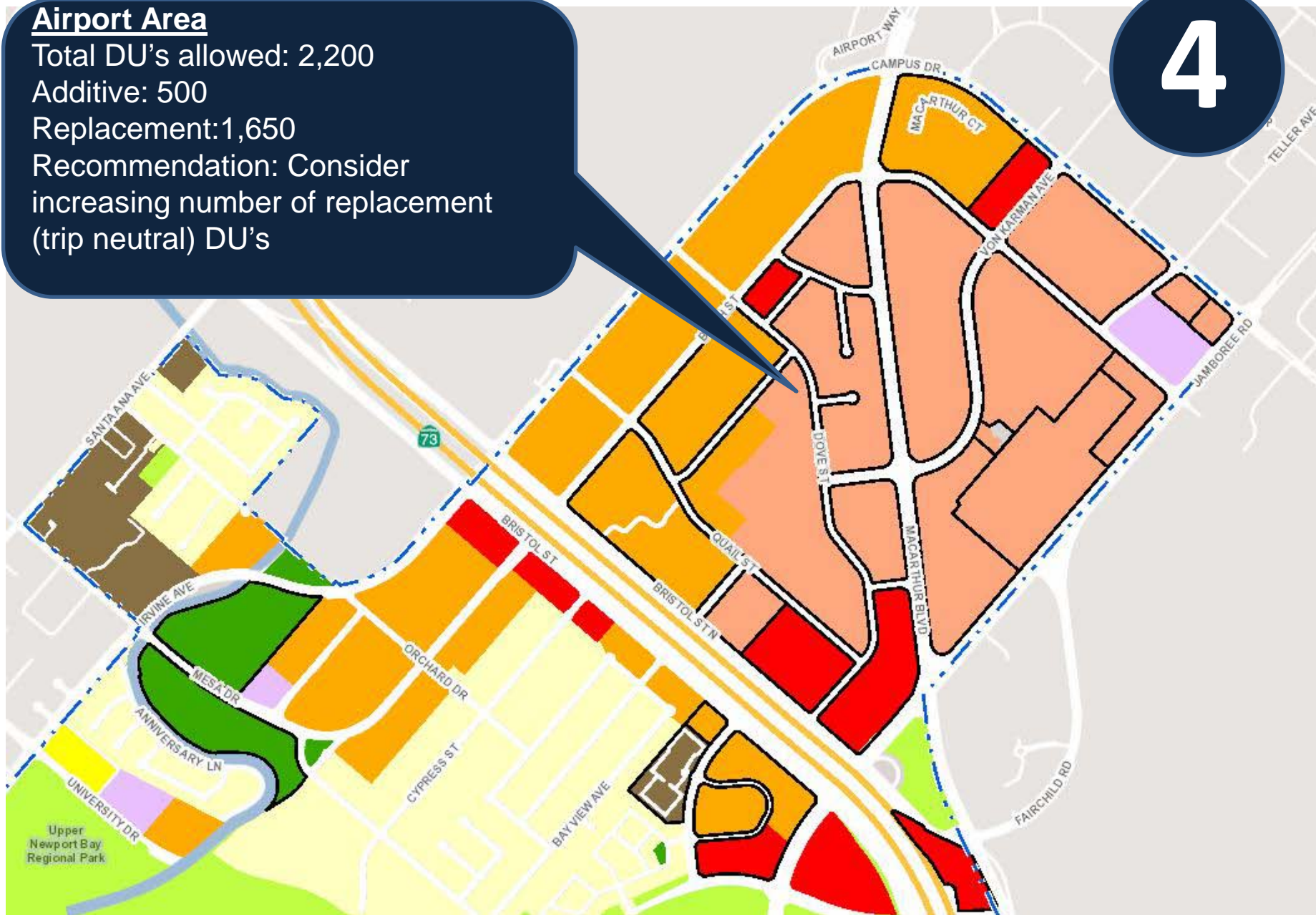
Total DU's allowed: 2,200

Additive: 500

Replacement: 1,650

Recommendation: Consider  
increasing number of replacement  
(trip neutral) DU's

4





A map of the Newport Center/Fashion Island area. The map shows various colored zones: red, orange, yellow, green, and brown. A large dark blue circle with the number 5 is overlaid on the map. The map includes labels for streets such as BACK BAY DR, JAMBOREE RD, SANTA BARBARA DR, NEWPORT CENTER DR W, NEWPORT CENTER DR E, CENTER DR, CANYON FAIRWAY DR, BURNING TREE RD, MT GEORGE RD, MACARTHUR BLVD, SAN JOAQUIN HILLS RD, JAS MINE, 20 AVE, and EA LN. A label for 'Civic Center Park' is also present. The map is partially obscured by a dark blue box in the bottom left corner containing text.

5

### Newport Center/Fashion Island

Recommended Increases:

Regional Office: 500,000 sq.ft.

Regional Commercial (Fashion Island): 50,000 sq.ft.

Multi-Family Dwellings (Apartments):  
500

## Newport Coast Center

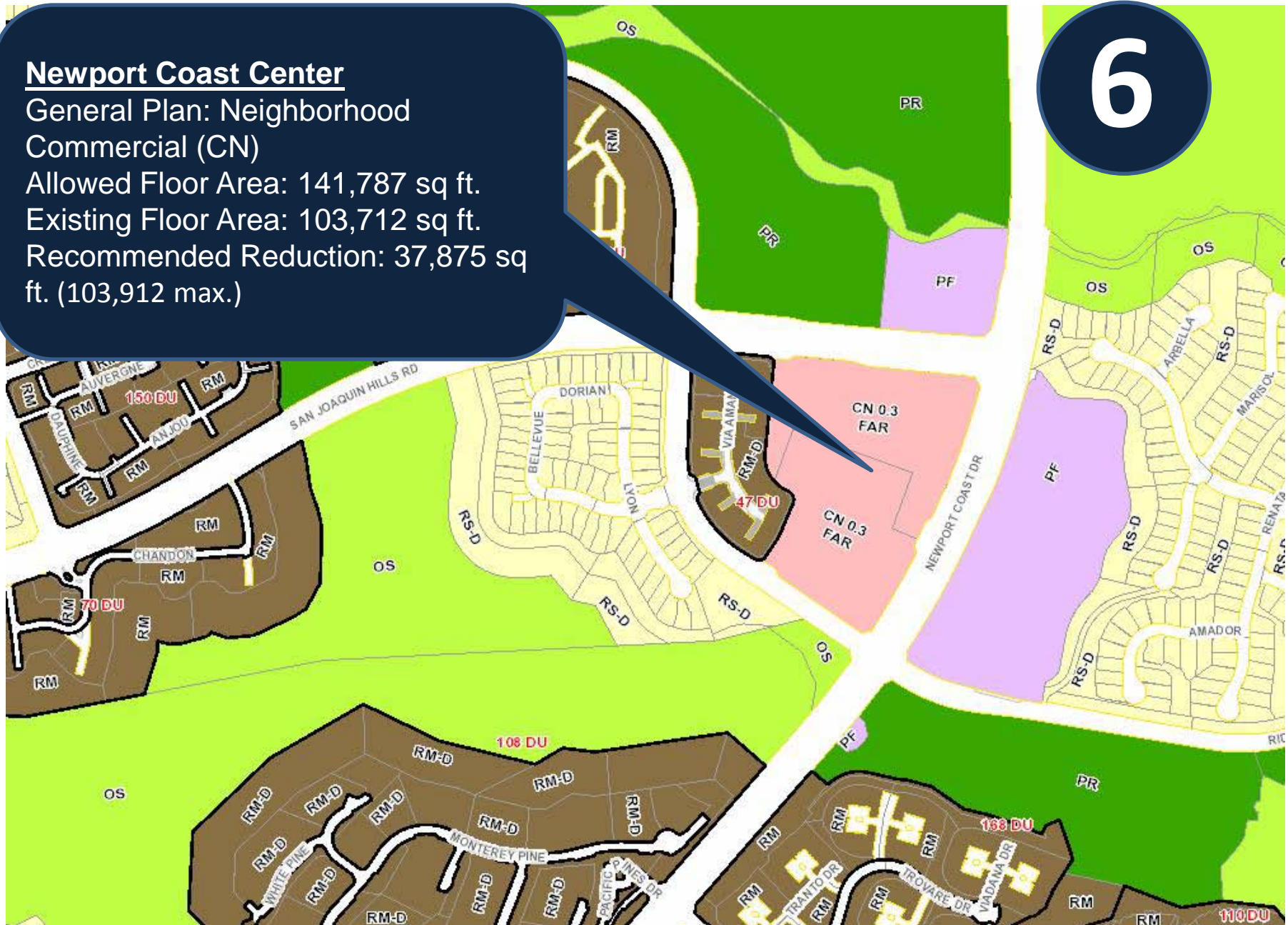
General Plan: Neighborhood  
Commercial (CN)

Allowed Floor Area: 141,787 sq ft.

Existing Floor Area: 103,712 sq ft.

Recommended Reduction: 37,875 sq  
ft. (103,912 max.)

6





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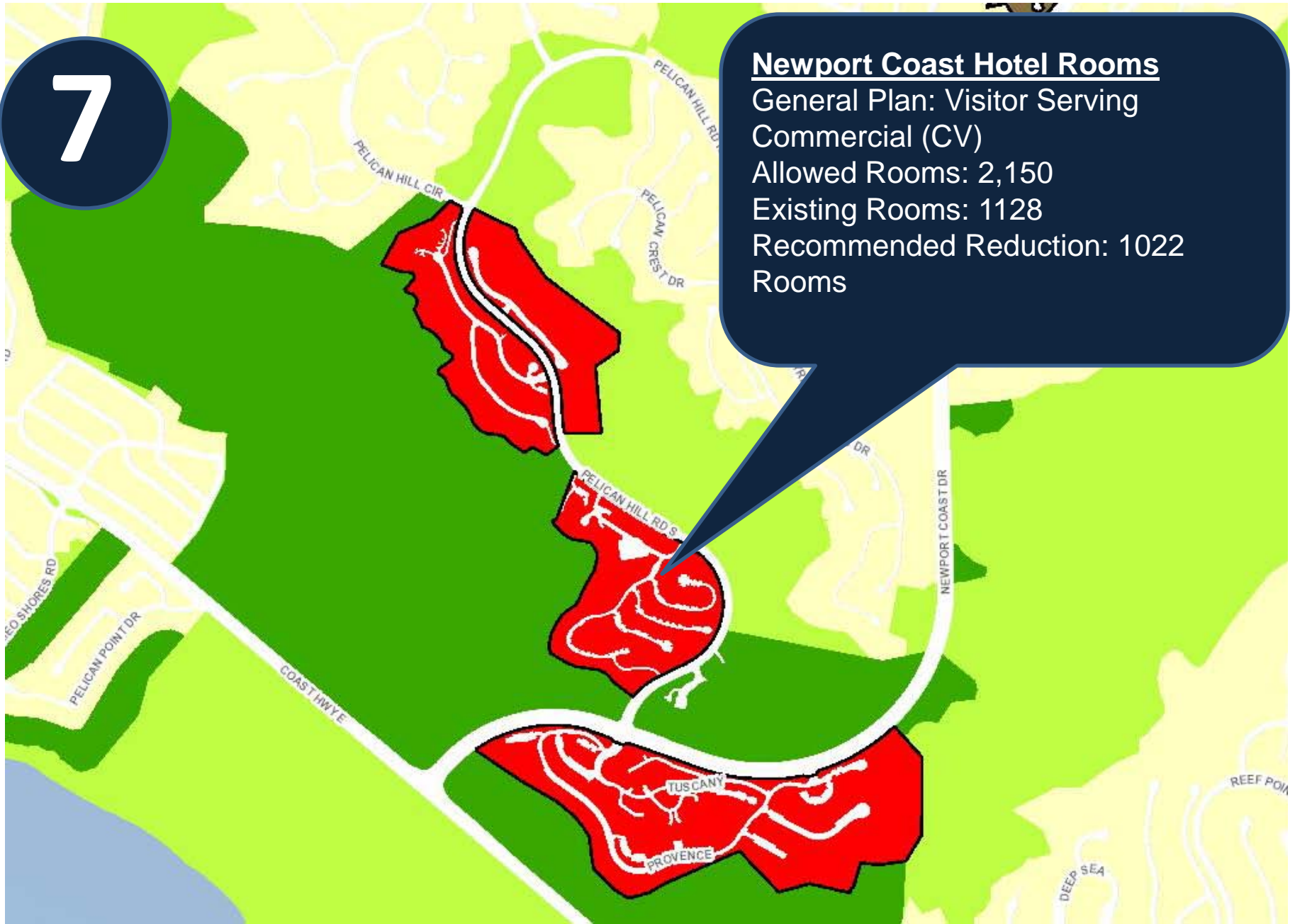
### Newport Coast Hotel Rooms

General Plan: Visitor Serving  
Commercial (CV)

Allowed Rooms: 2,150

Existing Rooms: 1128

Recommended Reduction: 1022  
Rooms







**Bayside Center**

General Plan: Neighborhood  
Commercial (CN)

Allowed Floor Area: 66,000 sq ft.  
Existing Floor Area: 65,284 sq ft.  
Recommended Reduction: 366 sq. ft.  
(65,634 max.)

**Bayside Center**

General Plan: Neighborhood  
Commercial (CN)

Allowed Floor Area: 66,000 sq ft.  
Existing Floor Area: 65,284 sq ft.  
Recommended Reduction: 366 sq. ft.  
(65,634 max.)

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**Bayside Center**

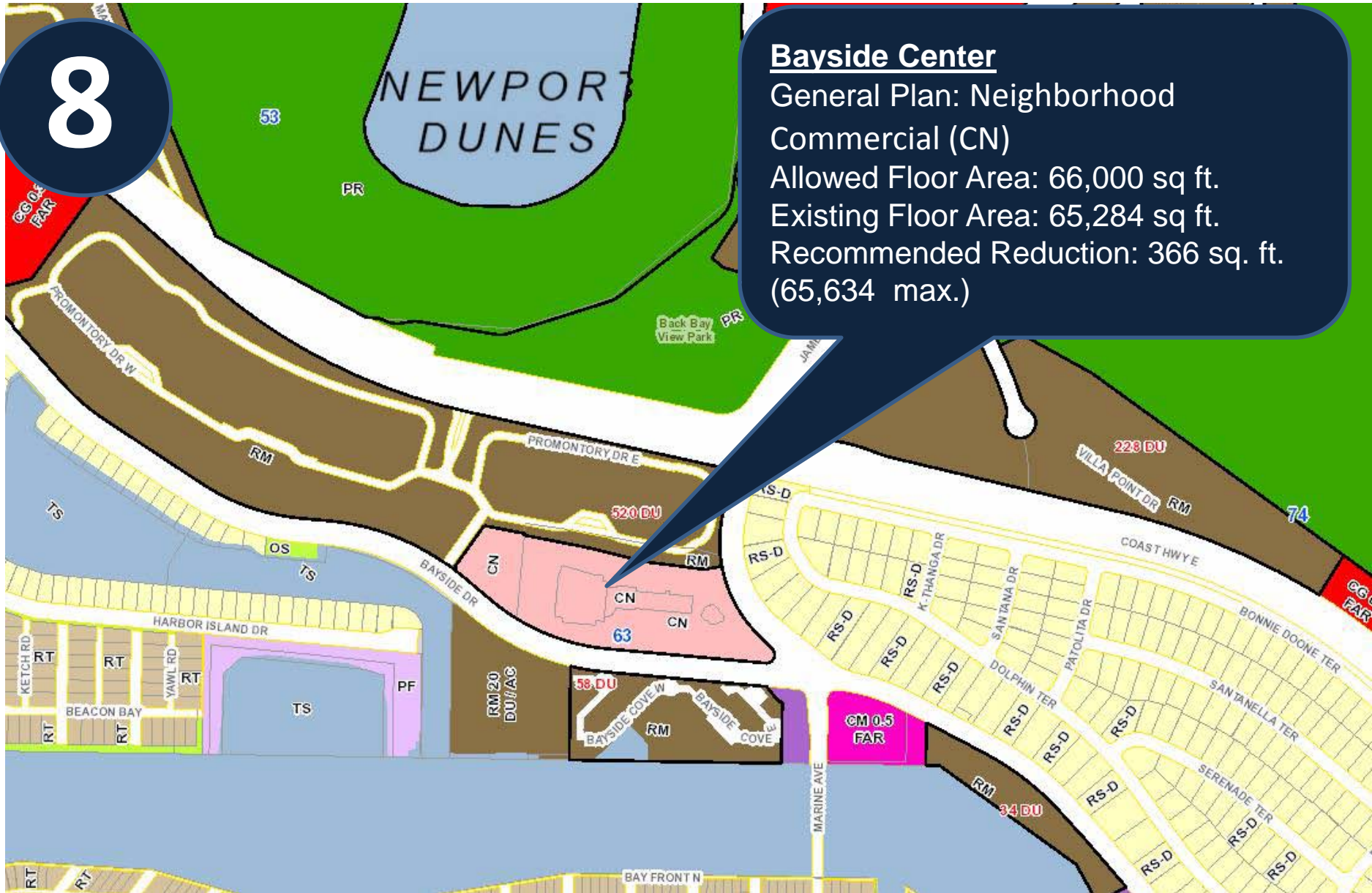
General Plan: Neighborhood  
Commercial (CN)

Allowed Floor Area: 66,000 sq ft.  
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(65,634 max.)

**Bayside Center**

General Plan: Neighborhood  
Commercial (CN)

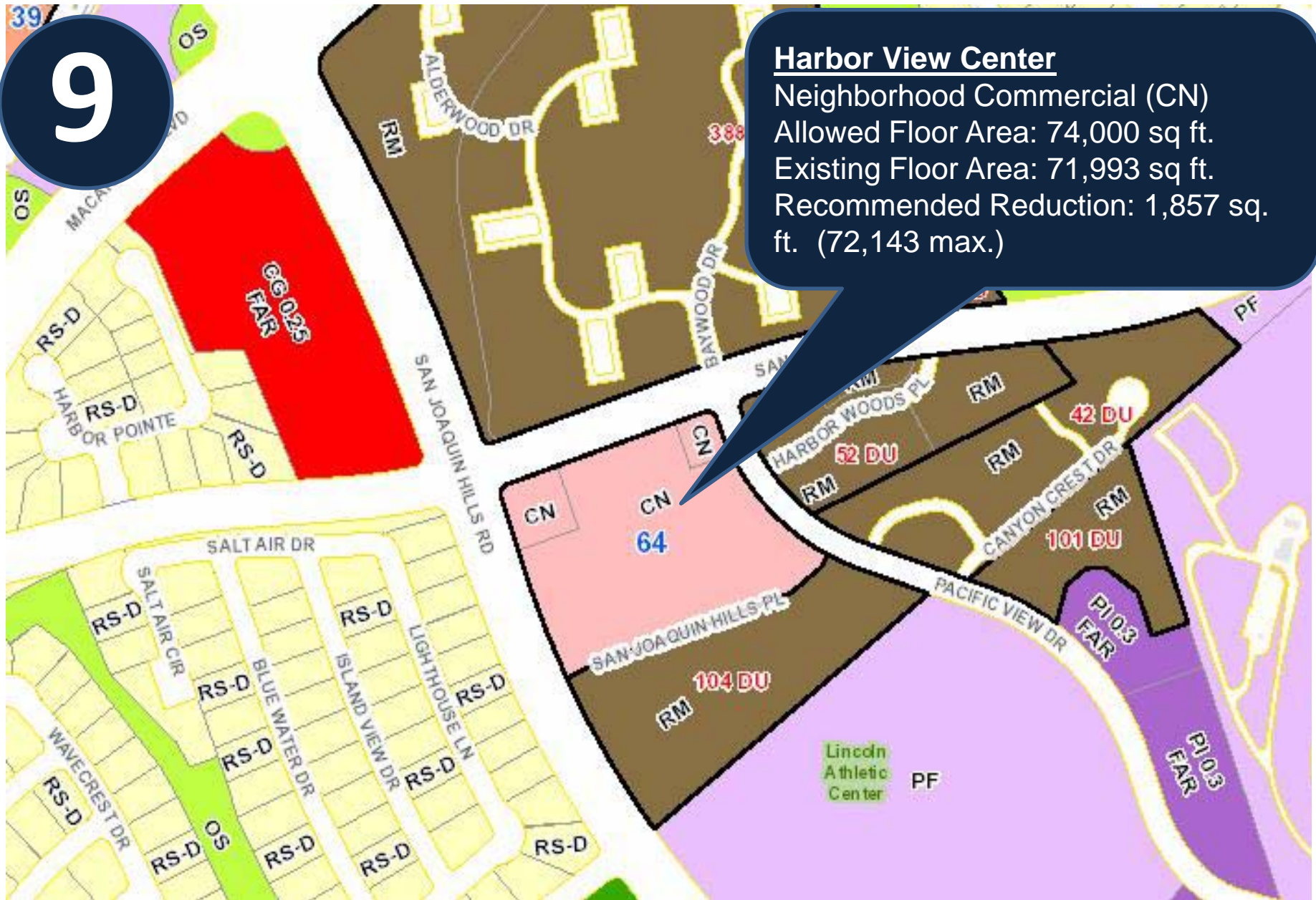
Allowed Floor Area: 66,000 sq ft.  
Existing Floor Area: 65,284 sq ft.  
Recommended Reduction: 366 sq. ft.  
(65,634 max.)



9

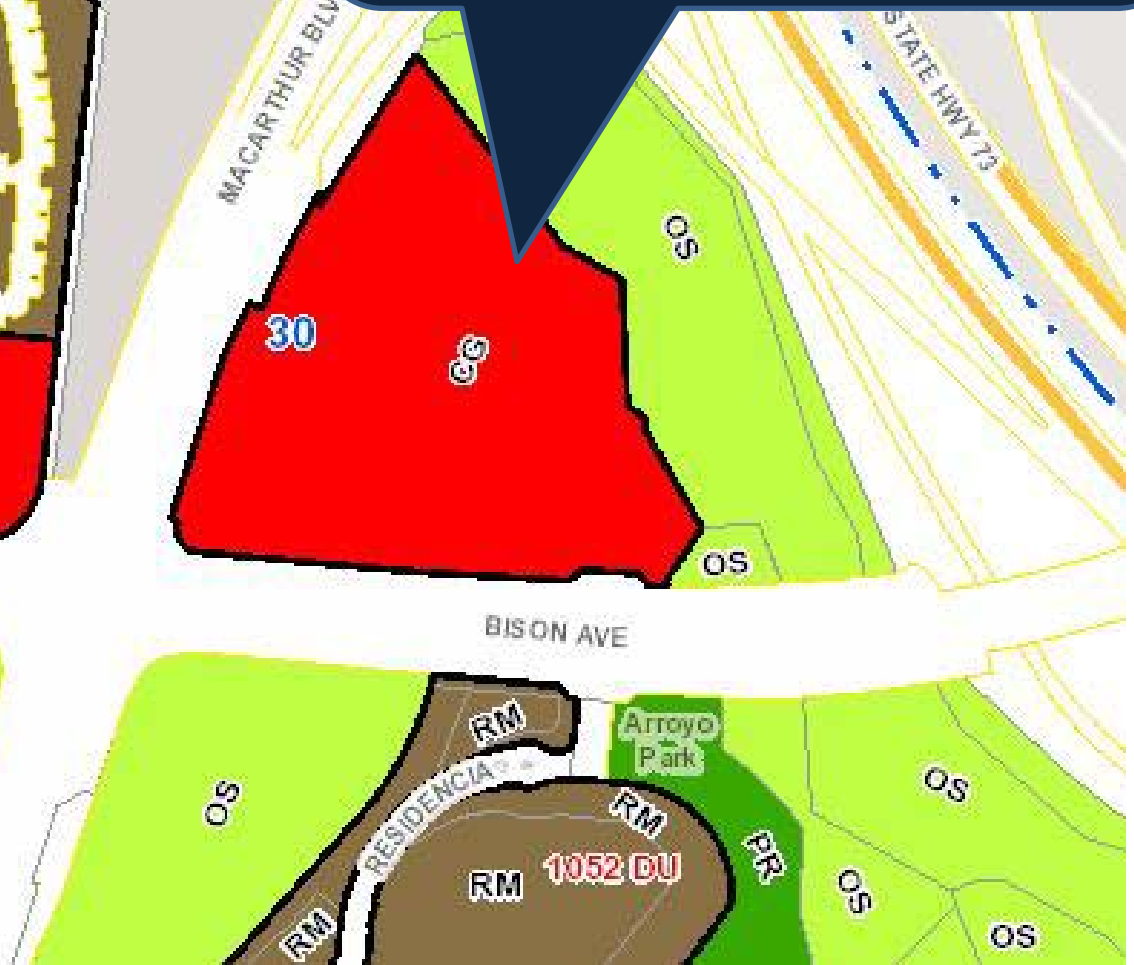
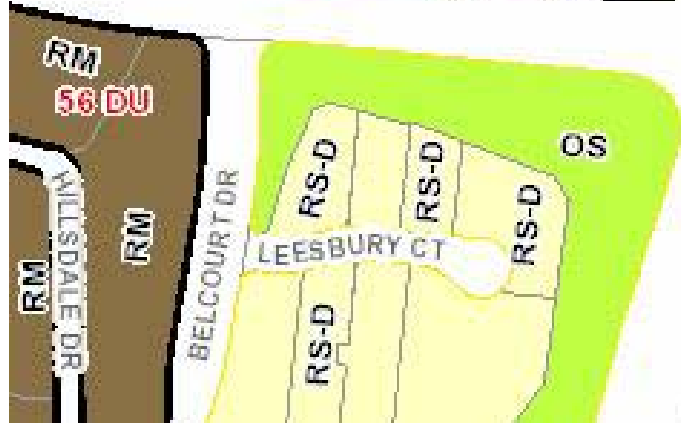
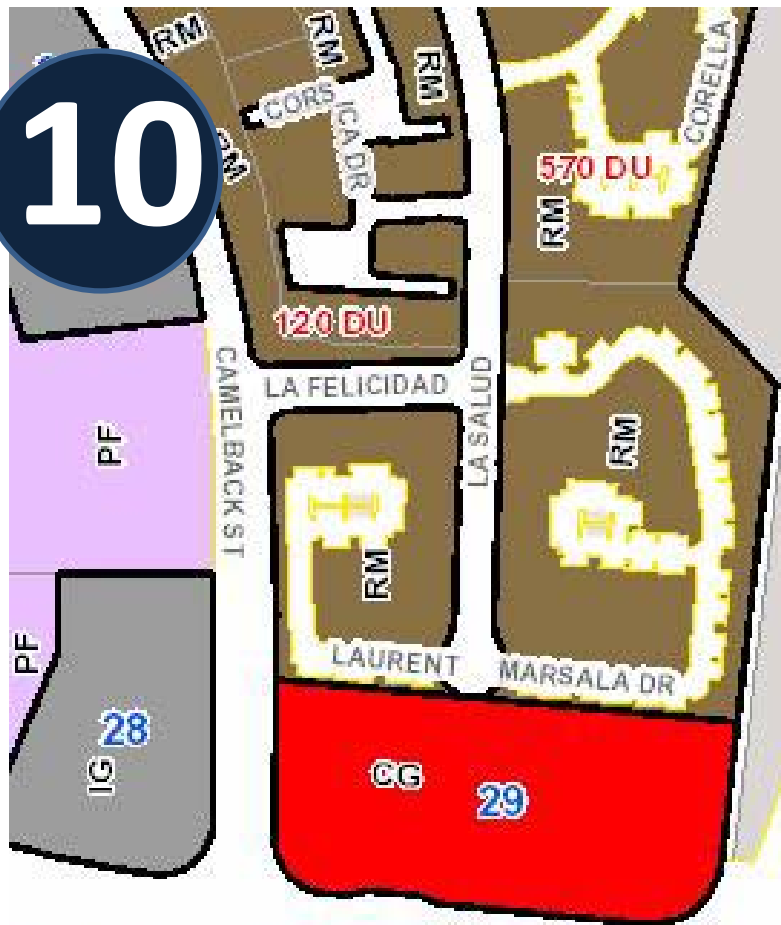
### Harbor View Center

Neighborhood Commercial (CN)  
Allowed Floor Area: 74,000 sq ft.  
Existing Floor Area: 71,993 sq ft.  
Recommended Reduction: 1,857 sq. ft. (72,143 max.)





10



### The Bluffs

General Commercial (CG)

Allowed Floor Area: 54,000 sq ft.

Existing Floor Area: 50,312 sq ft.

Recommended Reduction: 3,538 sq. ft.  
(50,462 max.)

## Gateway Park

Corridor Commercial (CC)

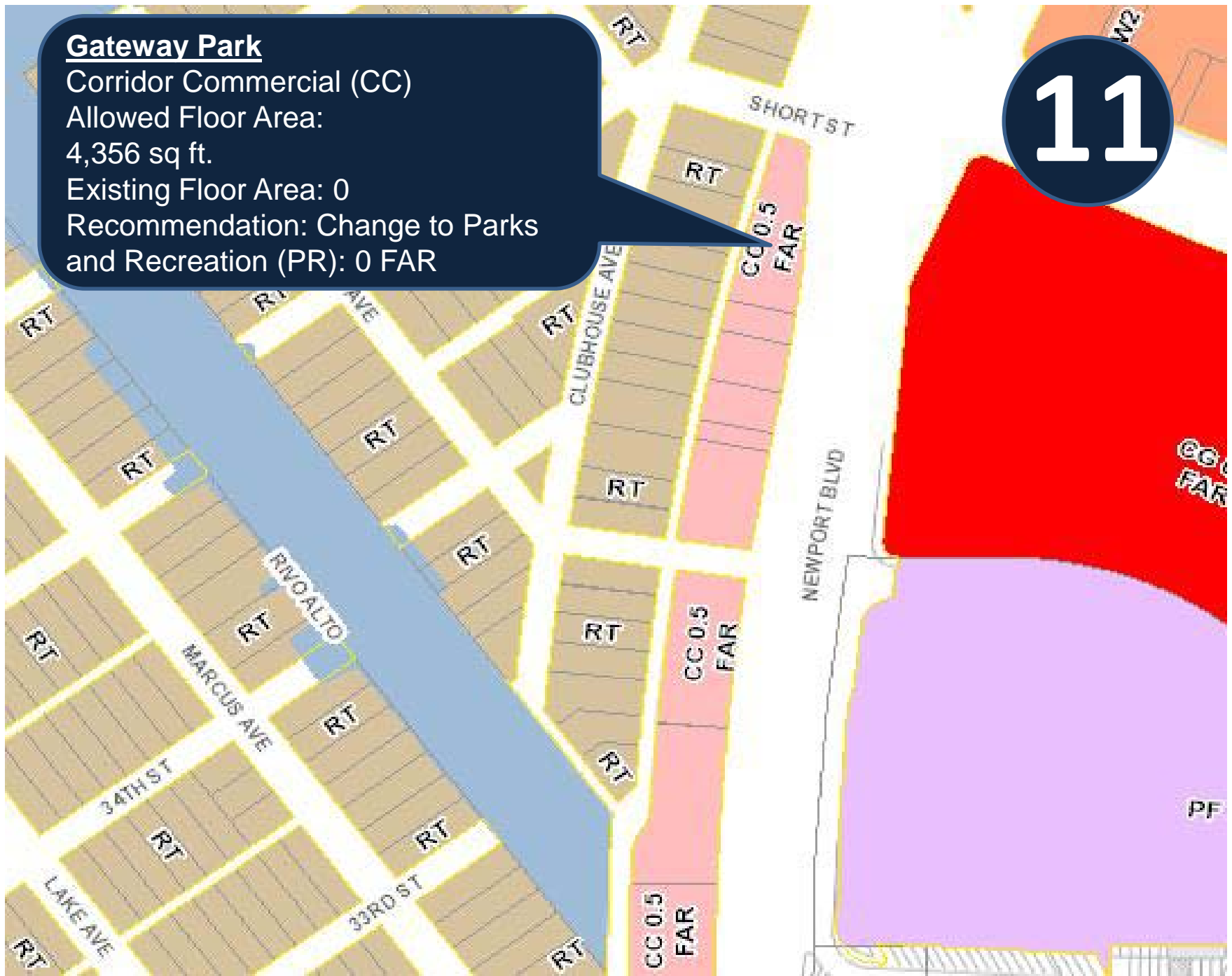
Allowed Floor Area:

4,356 sq ft.

Existing Floor Area: 0

Recommendation: Change to Parks  
and Recreation (PR): 0 FAR

11



12

Lincoln  
Athletic  
Center

PF

101 DU

PI 0.3  
FAR

PF

PACIFIC VIEW DR

PI 0.3  
FAR

PI 0.3  
FAR

RM 20  
DU/AG

PI 0.35  
FAR

33

RS-D

OS

SAN JOAQUIN HILLS RD

OCEAN BIRCH DR

RS-D

CATAMARAN DR

RS-D

REEF VIEW CIR

RS-D

RS-D

RS-D

RS-D

OS

BLUE KEY

SEACREST DR

RS-D

RS-D

RS-D

RS-D

RS-D

INLET DR

MAINSAIL DR

OS

JASMINE CREEK DR

RS-A

JETTY DR

OS

PR

